

Address _____ Application # _____

CONTRACTOR REGISTRATION INFORMATION**SPRINKLER/SUPPRESSION CONTRACTOR**

CITY OF AURORA

G.C. REGISTRATION # 06-3048BUSINESS NAME FE MORAN FIRE PROT.CONTACT NAME DENNIS GREGORASHADDRESS 2165 SHERMER RDCITY, STATE, ZIP NORTHBROOK ILN/A ☐ PHONE (847) 498-4870FAX (847) 498-9084E-MAIL d.gregorash@fe-moran.com**CERTIFICATION**

This is an application only. Completion of this application does NOT entitle the commencement of construction. I, (the applicant) agree to conform to all applicable laws of the City of Aurora. I also agree that all work performed will be in accordance with the plans and specifications as set forth in the approved permit. I understand that the approval of this application and issuance of a permit does not obviate the need to comply with all applicable laws and ordinances. I agree to hold harmless and indemnify the City of Aurora for any claim against the City as the result of any act of commission or omission by or on behalf of the undersigned, his/her agent, principle, contractor, subcontractor or supplier. I the undersigned am the Owner or a duly contracted representative of the Owner of said property.

CONTRACTOR PAUL FELCH
(PRINT)CONTRACTOR Paul Felch
(SIGNATURE)

OR

OWNER _____
(PRINT)OWNER _____
(SIGNATURE)**ELECTRICAL CONTRACTOR**(primary contact) ☐

CITY OF AURORA

ELECT. REGISTRATION # _____

BUSINESS NAME _____

CONTACT NAME _____

ADDRESS _____

CITY, STATE, ZIP _____

N/A ☐ PHONE () _____

FAX () _____

E-MAIL _____

PLUMBING CONTRACTOR(primary contact) ☐

CITY OF AURORA

PLUMBING REGISTRATION # _____

BUSINESS NAME _____

CONTACT NAME _____

ADDRESS _____

CITY, STATE, ZIP _____

N/A ☐ PHONE () _____

FAX () _____

E-MAIL _____

MECHANICAL CONTRACTOR(primary contact) ☐

CITY OF AURORA

HVAC REGISTRATION # _____

BUSINESS NAME _____

CONTACT NAME _____

ADDRESS _____

CITY, STATE, ZIP _____

N/A ☐ PHONE () _____

FAX () _____

E-MAIL _____

Address _____ Application # _____

BUILDING INFORMATION**CONSTRUCTION TYPE**

	CIRCLE ONE					CIRCLE ONE
EXISTING	1	2	3	4	5	A B
NEW	1	2	3	4	5	A B

NON Combustible 1 Hr

ACTUAL BUILDING HEIGHT ± 21 FTACTUAL NUMBER OF STORIES 1SF PRINCIPAL 21,777 SF**FIRE PREVENTION INFORMATION**

Sprinklers ☒ WET ☐ DRY

☐ COMPLETE ☐ LIMITED ☐ OTHER

FIRE - WATER SERVICE ☐ EXIST 4" ☐ NEW

FIRE WATER SERVICE SIZE 4" "φ

TYPE OF BACKFLOW PROTECTION DEVICE AMES 3000

FIRE PUMP? ☒ NO ☐ YES

STANDPIPES? ☒ NO ☐ YES

Exhaust HOOD SUPPRESSION? ☒ NO ☐ YES

INSTALLATION REQUIREMENTS

SPRINKLER SYSTEMS SHALL BE INSTALLED IN ACCORDANCE TO NFPA 13. PER IFC 903.3.1.1 SPRINKLER PLANS SHALL MEET THE REQUIREMENTS OF NFPA 13, CHAPTER 6, 1996 EDITION.

WET CHEMICAL SHALL BE INSTALLED PER NFPA 17A.

DRY CHEMICAL SHALL BE INSTALLED PER NFPA 17.

CARBON DIOXIDE SHALL BE INSTALLED PER NFPA 12.

CLEAN AGENT SYSTEMS SHALL BE INSTALLED PER NFPA 2001.

FOAM SYSTEM SHALL BE INSTALLED PER NFPA 16.

STANDPIPE INSTALLATION MUST MEET REQUIREMENTS OF NFPA 14 AND CITY OF AURORA ORDINANCE 17-110.

07-20-302-081

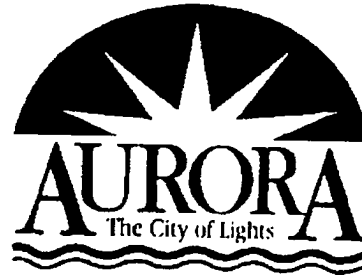
COMN - COMMERCIAL NEW CONSTRUCTION - APPLICATION FORM
☐ Completed Project resulting in a Certificate of Occupancy **OR** ☐ White envelope for Future Tenant
FOR OFFICIAL USE ONLY**TOTAL FEE****PERMIT APPLICATION NO.**

06-3529

SUBMITTED 7-27-06

NOTIFIED 11-11-07

ZONING
 BLDG 506.00
 PLRV 51.00
 C.O. (above) 70
 F.I.F. 1088.00
 WTR 1194.4

 WEB www.CIAURORA.IL.US
 FAX (630) 892-8112
 TELEPHONE (630) 892-8088

DIVISION OF BUILDING & PERMITS
 65 WATER STREET
 AURORA, ILLINOIS 60505
06-3529. C-BU
 240-N OAKHURST DR
 GEMINI OFFICE
 GEMINI OFFICE DEVELOPMENT
LAND / PARCEL INFORMATION**PROPERTY****ADDRESS** OAKHURST & NEW YORK**SUBDIVISION** FOX VALLEY EAST **UNIT/PHASE** #52 **OAKHURST LOT#** 2
COUNTY ☐ KANE ☒ DuPAGE **TOWNSHIP** 11 12 04 **TOWNSHIP SECTION #**
 (CHECK ONE) ☐ KENDALL ☐ WILL (CIRCLE ONE) 14 15 07 If project involves new construction in DuPage County - Impact Tax must be Paid
 (Call tax assessor's office with questions) 03 01 **BLOCK #** (if known) **LOT#** (if known)

PROPERTY OWNER & GEMINI OFFICE DEVELOPMENT **TENANT & GEMINI OFFICE DEVELOPMENT**
Contact Name THOMAS LEHMAN **Contact Name** DARIUS PETRASH

OWNER'S ADDRESS 6301 S. CASS AVE. STE 301 **ADDRESS** ONE SOUTH WALKER DR. STE 800

WESTMONT, IL 60559

PHONE # (630) 963-8184**FAX #** (630) 963-9475**E-MAIL** TWLEHMAN@AMELITECH.NET **E-MAIL**

CHICAGO, IL 60606

PHONE # (312) 302-0630**FAX #** (312) 634-5525**ZONING INFORMATION**
Zoning (CHECK ONE) ☐ R-1 ☐ R-2 ☐ R-3 ☐ PDD
Classification ☐ R-4 ☐ R-4A ☐ R-5 ☐ R-5A
☐ B-1 ☐ B-2 ☐ B-3 ☐ B-8
☐ SPECIAL USE (CHECK IF APPLICABLE) ☐ M-1 ☐ M-2
☐ O ☐ ORI ☐ RD ☒ PDD
☐ DC ☐ DF C.O.A. Required
FLOOD ZONE INFORMATION**IS YOUR PROPERTY IN A FLOOD PRONE AREA?**☒ No ☐ Yes Verify with COA Engineering (630) 844-3620**GENERAL DESCRIPTION OF PROPOSED WORK**

MEDICAL OFFICE BUILDING

Existing Use / Occupancy**Proposed Use / Occupancy** B-BUSINESS
☐ Single Occupancy (302.1) ☐ Mixed Occupancy (302.3)
☐ w/ incidental use (302.1.1) ☐ non-separated
☐ w/ Accessory use (302.2) ☐ separated attach sum of ratios
 < 10% of area & < allowable for Acc. calculation per section (504)
Check all Occupancy Classifications that apply below.
 Assembly ☐ A-1 ☐ A-2 ☐ A-3 ☐ A-4 ☐ A-5
 Business, Education, Factory ☒ B ☐ E ☐ F-1 ☐ F-2
 Hazardous ☐ H-1 ☐ H-2 ☐ H-3 ☐ H-4 ☐ H-5
 Institutional ☐ I-1 ☐ I-2 ☐ I-3 ☐ I-4 ☐ I-5
 Mercantile, Residential ☐ M ☐ R-1 ☐ R-2
 Storage, Utility ☐ S-1 ☐ S-2 ☐ U
TOTAL COST OF IMPROVEMENTS \$ 4,000,000.00

COMN - Permit Application

Page 1 of 3

000070

Address _____

Application # _____

CONTRACTOR REGISTRATION INFORMATION**GENERAL CONTRACTOR** (Check primary contact) ☐

CITY OF AURORA

G.C. REGISTRATION # 06-13969BUSINESS NAME KRAHL CONSTRUCTIONCONTACT NAME SCOTT MOUSELADDRESS 322 S. GREEN ST.CITY, STATE ZIP CHICAGO, IL 60607N/A ☐ PHONE (312) 648-9800FAX (312) 767-8552E-MAIL SMOUSEL@KRAHL
CONSTRUCTION.COM**ELECTRICAL CONTRACTOR** (primary contact) ☐

CITY OF AURORA

ELECT. REGISTRATION # 06-3600BUSINESS NAME TITIM

CONTACT NAME _____

ADDRESS _____

CITY, STATE ZIP _____

N/A ☐ PHONE () _____

FAX () _____

E-MAIL _____

PLUMBING CONTRACTOR (primary contact) ☐

CITY OF AURORA

PLUMBING REGISTRATION # 06-4059BUSINESS NAME Gehrett

CONTACT NAME _____

ADDRESS _____

CITY, STATE ZIP _____

N/A ☐ PHONE () _____

FAX () _____

E-MAIL _____

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CONTRACTOR _____

(PRINT)

CONTRACTOR _____

(SIGNATURE)

OR

OWNER Thomas L. Leman

(PRINT)

OWNER _____

(SIGNATURE)

MECHANICAL CONTRACTOR (primary contact) ☐

CITY OF AURORA

HVAC REGISTRATION # 06-14029BUSINESS NAME State

CONTACT NAME _____

ADDRESS _____

CITY, STATE ZIP _____

N/A ☐ PHONE () _____

FAX () _____

E-MAIL _____

NOTE: FIRE SPRINKLER, FIRE ALARM AND SIGNAGE WORK; MUST ALL BE PERMITTED SEPARATELY.
MASS GRADING AND WORK IN THE PUBLIC RIGHT OF WAY MUST BE PERMITTED SEPARATELY.

Address _____ Application # _____

CONSTRUCTION TYPE		CIRCLE ONE		CIRCLE ONE		BUILDING INFORMATION	
EXISTING	1 2 3 4 5	A	B	ALLOWABLE TABULAR AREA (503)	23,000	s.f.	100 %
NEW	1 2 3 4 5	A	B	INCREASE FOR FRONTAGE (506.2)	+ 17,250	s.f.	%
Sprinklers	<input type="checkbox"/> none <input type="checkbox"/> limited <input checked="" type="checkbox"/> complete			INCREASE FOR SPRINKLERS (506.3)	+ 69,000	s.f.	%
Fire Alarm	<input type="checkbox"/> no <input checked="" type="checkbox"/> yes			TOTAL ALLOWABLE AREA PER FLOOR	109,250	s.f.	%
Unlimited Area	<input type="checkbox"/> no <input type="checkbox"/> yes			ACTUAL MAX. TOTAL AREA PER FLOOR	21,777	s.f.	
Occupants per s.f.	100			TOTAL ALLOWABLE AREA ALL STORIES	109,250	s.f.	
Occupancy load	218			[allowable s.f. / flr.] x [# stories (3max)] =	21,777	s.f.	
				ACTUAL BUILDING HEIGHT	24	FT	
				ALLOWABLE HEIGHT	55	FT	
				ACTUAL NUMBER OF STORIES	1		
				ALLOWABLE # OF STORIES	4		

BUILDING AREA

[FOR NEW AREA - PERMIT FEES ARE A FUNCTION OF SQUARE FOOTAGE]

SF PRINCIPAL 21,777 SF

SF MEZZANINE _____ SF

SF BASEMENT / CRAWL _____ SF

TOTAL 21,777 SF

ELECTRICAL INFORMATION

ELECTRICAL WORK ? ☐ NO ☒ YES

ELECTRIC SERVICE SIZE 100 AMPS 1 SET GENERAL

OF SETS OF SERVICE CONDUCTORS 2 SETS

SIZES OF SERVICE CONDUCTORS 1 SET OF 4 #510 2 SETS OF 4 #310

OF ELECTRIC METERS 2 SERVICE VOLTAGE 277/480 4 #310

FIRE PUMP SIZE _____ FIRE PUMP VOLTAGE _____

PLUMBING INFORMATION

PLUMBING WORK ? ☐ NO ☒ YES

DOMESTIC WATER SERVICE SIZE 3" φ

OCCUPANT LOAD PER ILLINOIS PLUMB'G CODE 109

PLUMBING FIXTURE UNITS 209 CW 59 HW 3/3 WASTE

TYPE OF BACKFLOW PROTECTION DEVICE RPZ

Fox Metro W.R.D. needs a submittal

BUILDING COST

TOTAL \$ _____

MECHANICAL INFORMATION

MECHANICAL WORK ? ☐ NO ☒ YES

TYPE HVAC ☒ RTU ☐ SPLIT SYST ☐ UNIT HTRS

BTU'S 689,000 ☒ A/C ☐ BOILER ☐ EXHAUST

KITCHEN HOOD ☒ NO ☐ YES EXHAUST HOOD ☐ NO ☐ YES

FIRE PREVENTION INFORMATION

SUPPRESSION SYST. WORK ? ☐ NO ☒ YES

FIRE WATER SERVICE SIZE 4" φ

TYPE OF BACKFLOW PROTECTION DEVICE DC DV

FIRE PUMP ? ☐ NO ☐ YES

STANDPIPES ? ☒ NO ☐ YES

Exhaust HOOD SUPPRESSION ? ☒ NO ☐ YES

FIRE ALARM SYST. WORK ? ☐ NO ☒ YES

DETAILED DESCRIPTION OF CONSTRUCTION WORK

THERE ARE TWO (2) ELECTRICAL SERVICES FOR THIS PROJECT.

(1) FOR GENERAL, (1) FOR ELECTRIC HEAT.

DESIGN PROFESSIONALS IN RESPONSIBLE CHARGE -- PER IBC 106

LICENSED ARCHITECT / STRUCTURAL ENGINEER	CIVIL ENGINEER / PROFESSIONAL ENGINEER
ILLINOIS PROFESSIONAL (Check primary contact) <input checked="" type="checkbox"/>	(Check if primary contact) <input type="checkbox"/>
DESIGN FIRM REG. # 184-000279	
BUSINESS NAME JENSEN & HALITEAD	BUSINESS NAME MORRIS ENGINEERING
CONTACT NAME DAVID DASTUR	CONTACT NAME JONAS VAZNELIS
ADDRESS 358 WEST ONTARIO ST.	ADDRESS 5100 SOUTH LINCOLN
CITY, STATE ZIP CHICAGO, IL 60610	CITY, STATE ZIP LITTLE, IL 60532
PHONE (312) 669-7557	PHONE (630) 271-0770
FAX (312) 669-7558	FAX (630) 271-0774
E-MAIL DDASTUR@JENSENANDHALITEAD.COM	E-MAIL JONVAZNELIS@ECIVIL.COM

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL CODES.

ARCH or STRUCT or (P.E. for Mech. Elect. Plumb.)

(SIGNATURE)

David Dastur



December 19, 2005

Mr. Thomas W. Lehman, PE
Managing Principal
Partners in Development, USA, LLC
6301 S. Cass Avenue, Suite 301
Westmont, Illinois 60559

(630) 963-8184
(630) 963-4475 fax

Re: Preliminary Geotechnical Engineering Services Report
Proposed Office Development
"Lot 2" - Oakhurst Drive
Aurora, Illinois PSI Project No. 042-55077

Dear Mr. Lehman,

Professional Service Industries, Inc. (PSI) is pleased to submit our Preliminary Geotechnical Engineering Services Report for the proposed office development in Aurora, Illinois. This preliminary report includes the results of field and laboratory testing, preliminary recommendations for foundation, as well as preliminary recommendations for general site development.


PSI appreciates the opportunity to perform this Preliminary Geotechnical Evaluation and we look forward to continued participation during the design and construction phases of this project. If you have questions pertaining to this preliminary report, or if PSI may be of further service, please contact our office at (847) 931-7110.

Respectfully submitted,

PROFESSIONAL SERVICE INDUSTRIES, INC.


Scott Brown, EI
Project Engineer


John J. Balun
Branch Manager


Kevin C. Miller, P.E.
Chief Engineer
IL License No. 062-049089
Expires 11/30/07

SDS/jjb/ Enc

06.-5678. COFO**COFO - COMMERCIAL FOUNDATION ONLY - APPLICATION FOR**
(NO UNDERGROUND UTILITIES)**240 N OAKHURST DR**
FOUNDATION ONLY
GEMINI OFFICE DEVELOPMENT

FOR OFFICIAL USE ONLY

TOTAL FEE

435.54

PERMIT APPLICATION NO.

06-5678PLRV \$.02/sf 21777

SUBMITTED

11/22/06

NOTIFIED

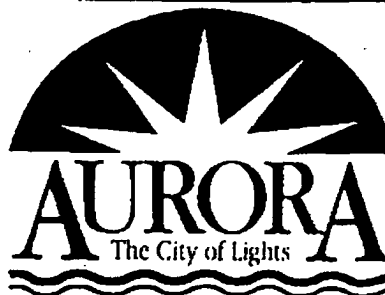
12/5/06

ZONING

WEB www.AURORA-il.org

FAX (630) 892-8112

TELEPHONE (630) 892-8088

DIVISION OF BUILDING & PERMITS
65 WATER STREET
AURORA, ILLINOIS 60505Thu 11/28**LAND / PARCEL INFORMATION**

PROPERTY

ADDRESS 240 N OAKHURST AURORA ILSUBDIVISION FOX VALLEY EASTUNIT / PHASE # 52 OAKHURST LOT # 2COUNTY ☐ KANE☒ DuPAGE

TOWNSHIP 11 12 04

TOWNSHIP SECTION #

(CHECK ONE) ☐ KENDALL☐ WILL

(CIRCLE ONE) 14 15 07

If project involves new construction in DuPage County -- Impact Tax must be Paid

(Call tax assessor's office with questions)

03 01

BLOCK # (if known)

LOT# (if known)

PROPERTY OWNER &

Contact Name

GEMINI OFFICE DEVELOPMENT LLC
THOMAS LEHMANN

TENANT &

Contact Name

GEMINI MEDICAL OFFICE
TERI HUYER

OWNER'S ADDRESS

ONE SOUTH WALKER DRIVE

ADDRESS

ONE SOUTH WALKER DRIVE

PHONE #

CHICAGO IL 60515
630-963-8184

PHONE #

CHICAGO IL
312-547-6864 302-6630

FAX #

630-963-4415
312-634-5525

FAX #

312-634-5525

E-MAIL

TOLEMAN@AURITECH.NET

E-MAIL

ZONING INFORMATION

Zoning (CHECK ONE)

☐ R-1☐ R-2☐ R-3☐ PDD

Classification

☐ R-4☐ R-4A☐ R-5☐ R-5A☐ B-1☐ B-2☐ B-3☐ B-B☐ SPECIAL USE☐ M-1☐ M-2☐ O☐ ORI☐ RD☒ PDD

(CHECK IF APPLICABLE)

☐ DC☐ DF☐ C.O.A. Required**OCCUPANCY CLASSIFICATION**

Existing Use / Occupancy

Proposed Use / Occupancy

B-BUSINESS☐ Single Occupancy (302.1)☐ Mixed Occupancy (302.3)☐ w/ Incidental use (302.1.1)☐ non-separated☐ w/ Accessory use (302.2)☐ separated attach sum of ratios
calculation per section (504)

Check all Occupancy Classifications that apply below.

Assembly

☒ A-1☐ A-2☐ A-3☐ A-4☐ A-5

Business, Education, Factory

☒ B☐ E☐ F-1☐ F-2

Hazardous

☐ H-1☐ H-2☐ H-3☐ H-4☐ H-5

Institutional

☐ I-1☐ I-2☐ I-3☐ I-4☐ I-5

Mercantile, Residential

☐ M☐ R-1☐ R-2

Storage, Utility

☐ S-1☐ S-2☐ UTOTAL COST OF IMPROVEMENTS \$ 500,000

COFO - Permit Application

Page 1 of 3

21,000 SF MEDICAL OFFICE
BUILDING - NEW CONSTRUCTION
w/ PARKING LOT

000074

Address 240 N. OAKHURSTApplication # -

CONTRACTOR REGISTRATION INFORMATION

GENERAL CONTRACTOR (Check primary contact) ☐

CITY OF AURORA

G.C. REGISTRATION # 06-13469

BUSINESS NAME

KRAHL CONSTRUCTION

CONTACT NAME

Scott Mousel

ADDRESS

322 S. GREEN STREET

CITY, STATE ZIP

CHICAGO IL 60607N/A ☐PHONE (312) 648-9800FAX (312) 707-8552E-MAIL SMOUSEL@KRAHLCONSTRUCTION.COM

CERTIFICATION

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CONTRACTOR

KRAHL CONSTRUCTION

(PRINT)

CONTRACTOR

Scott Mousel

(SIGNATURE)

OR

OWNER

(PRINT)

OWNER

(SIGNATURE)

ELECTRICAL CONTRACTOR (primary contact) ☐

CITY OF AURORA

ELECT. REGISTRATION # -

BUSINESS NAME

CONTACT NAME

ADDRESS

CITY, STATE ZIP

N/A ☐

PHONE () -

FAX () -

E-MAIL

PLUMBING CONTRACTOR (primary contact) ☐

CITY OF AURORA

PLUMBING REGISTRATION # -

BUSINESS NAME

CONTACT NAME

ADDRESS

CITY, STATE ZIP

N/A ☐

PHONE () -

FAX () -

E-MAIL

MECHANICAL CONTRACTOR (primary contact) ☐

CITY OF AURORA

HVAC REGISTRATION # -

BUSINESS NAME

CONTACT NAME

ADDRESS

CITY, STATE ZIP

N/A ☐

PHONE () -

FAX () -

E-MAIL

NOTE: MASS GRADING AND WORK IN THE PUBLIC RIGHT OF WAY MUST BE PERMITTED SEPARATELY.

Address 240 N. OakhurstApplication # -

building Information

CONSTRUCTION TYPE

	CIRCLE ONE					CIRCLE ONE
EXISTING	1	2	3	4	5	A B
NEW	1	2	3	4	5	A B
Sprinklers	<input type="radio"/> none <input type="radio"/> limited <input checked="" type="radio"/> complete					

Fire Alarm ☐ no ☒ yes
 Unlimited Area ☐ no ☐ yes
 Occupants per s.f. _____
 Occupancy load _____

ALLOWABLE TABULAR AREA (503) _____ s.f. 100 %
 INCREASE FOR FRONTAGE (506.2) + _____ s.f. + _____ %
 INCREASE FOR SPRINKLERS (506.3) + _____ s.f. + _____ %
 TOTAL ALLOWABLE AREA PER FLOOR _____ s.f. _____ %
 ACTUAL MAX. TOTAL AREA PER FLOOR _____ s.f.

TOTAL ALLOWABLE AREA ALL STORIES _____ s.f. ACTUAL AREA ALL STORIES _____ s.f.
 [allowable s.f. / flr.] x [# stories (3max)] = _____ s.f.
 ACTUAL BUILDING HEIGHT _____ FT ALLOWABLE HEIGHT _____ FT
 ACTUAL NUMBER OF STORIES _____ ALLOWABLE # OF STORIES _____

BUILDING AREA

BUILDING COST

[FOR NEW AREA - PERMIT FEES ARE A FUNCTION OF SQUARE FOOTAGE]

SF PRINCIPAL-NEW / ADDITION 21,777 SF
 SF MEZZANINE NA SF
 TOTAL 21,777 SF

PRINCIPAL NEW / ADD
 TOTAL \$ _____

DETAILED WRITTEN DESCRIPTION OF CONSTRUCTION WORK

NEW MEDICAL OFFICE BUILDING 21,000 SF

DESIGN PROFESSIONALS IN RESPONSIBLE CHARGE -- PER IBC 106

LICENSED ARCHITECT / STRUCTURAL ENGINEER
 ILLINOIS PROFESSIONAL (Check primary contact) ☐
 DESIGN FIRM REG. # _____

CIVIL ENGINEER / PROFESSIONAL ENGINEER
 (Check if primary contact) ☐

BUSINESS NAME JENSON & HALSTEND LTD
 CONTACT NAME DAVID DASTUR
 ADDRESS 358 W. ONTARIO STREET
 CITY, STATE, ZIP CHICAGO IL 60610
 PHONE (312) 664-7557
 FAX (312) 664-7558
 E-MAIL DDASTUR@JENSONANDHALSTEND.COM

BUSINESS NAME MORRIS ENGINEERING
 CONTACT NAME PAT O'NEIL
 ADDRESS 500 S. LINCOLN (RT 53)
 CITY, STATE, ZIP LISLE IL 60532
 PHONE (630) 271-0770
 FAX (630) 271-0774
 E-MAIL _____

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL CODES.

ARCH or STRUCT or (P.E. for Mech. Elect. Plumb.)

(SIGNATURE) David Dastur

COMC - COMMERCIAL MISCELLANEOUS [Temporary] - APPLICATION FORM

(Dumpsters, Tents, Trailers (Construction & Sales))

FOR OFFICIAL USE ONLY

TOTAL FEE

57 per NP

PERMIT APPLICATION NO.

06-5760

SUBMITTED

12/4/06

NOTIFIED

12/11/06

ZONING

PDD

BLDG

PLRV

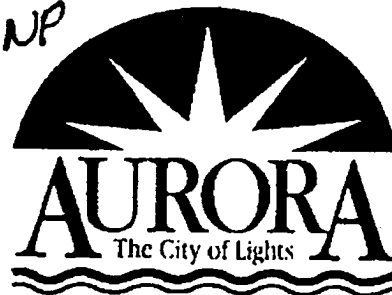
C.O.

F.I.F.

WEB www.AURORA-il.org

FAX (630) 892-8112

TELEPHONE (630) 892-8088



DIVISION OF BUILDING & PERMITS
65 WATER STREET
AURORA, ILLINOIS 60505

240 N OAKHURST DR
CONSTRUCTION TRAILER
GEMINI OFFICE DEVELOPMENT

06.-5760. TRLR

LAND / PARCEL INFORMATION

PROPERTY ADDRESS

240 N. OAKHURST

SUBDIVISION

FOX VALLEY EAST

UNIT / PHASE # 52 OAKHURST LOT # 2

COUNTY ☐ KANE☒ DuPAGE

TOWNSHIP 11 12 06

TOWNSHIP SECTION # 20

(CHECK ONE) ☐ KENDALL☐ WILL

(CIRCLE ONE) 14 15 07

(Call tax assessor's office with questions)

03 01

BLOCK # (if known)

302

LOT# (if known)

081

PROPERTY OWNER & GEMINI OFFICE DEVELOPMENT

Contact Name THOMAS LEHMAN

TENANT & GEMINI OFFICE DEVELOPMENT

Contact Name DAINIUS PETRONIS

OWNER'S ADDRESS 6301 S. CASS AVE. STE 301

WESTMONT, IL 605

PHONE # ()

FAX # ()

E-MAIL

ADDRESS ONE SOUTH WALKER DR. STE. 800

CHICAGO IL, 60606

PHONE # (630) 302-0630

FAX # (312) 634-5525

E-MAIL

ZONING INFORMATION

Zoning (CHECK ONE)

☐ R-1☐ R-2☐ R-3☐ PDD

Classification

☐ R-4☐ R-4A☐ R-5☐ R-5A☐ B-1☐ B-2☐ B-3☐ B-8☐ SPECIAL USE☐ M-1☐ M-2☐ O☐ (ORI)☐ RD☒ PDD☐ DC☐ DF☐ C.O.A. Required

OCCUPANCY CLASSIFICATION

Existing Use / Occupancy

Proposed Use / Occupancy

B-BUSINESS

☐ Single Occupancy (302.1)☐ Mixed Occupancy (302.3)☐ w/ Incidental use (302.1.1)☐ non-separated☐ w/ Accessory use (302.2)☐ separated attach sum of ratios

< 10% of area & < allowable for Acc.

calculation per section (504)

Check all Occupancy Classifications that apply below.

Assembly	<input type="checkbox"/> A-1	<input type="checkbox"/> A-2	<input type="checkbox"/> A-3	<input type="checkbox"/> A-4	<input type="checkbox"/> A-5
Business, Education, Factory	<input type="checkbox"/> B	<input type="checkbox"/> E		<input type="checkbox"/> F-1	<input type="checkbox"/> F-2
Hazardous	<input type="checkbox"/> H-1	<input type="checkbox"/> H-2	<input type="checkbox"/> H-3	<input type="checkbox"/> H-4	<input type="checkbox"/> H-5
Institutional	<input type="checkbox"/> I-1	<input type="checkbox"/> I-2	<input type="checkbox"/> I-3	<input type="checkbox"/> I-4	<input type="checkbox"/> I-5
Mercantile, Residential	<input type="checkbox"/> M		<input type="checkbox"/> R-1	<input type="checkbox"/> R-2	
Storage, Utility	<input type="checkbox"/> S-1	<input type="checkbox"/> S-2	<input type="checkbox"/> U		

COMC - Permit Application

STREET

TOTAL COST OF IMPROVEMENTS \$ 1400

Page 1 of 3

57th

000077

Address _____

Application # _____

CONTRACTOR REGISTRATION INFORMATION

GENERAL CONTRACTOR (Check primary contact) ☐
 CITY OF AURORA
 G.C. REGISTRATION # _____

BUSINESS NAME KRAHL CONSTRUCTION
 CONTACT NAME KEVIN HORN
 ADDRESS 322 S. GREEN ST. 3RD FL
 CITY, STATE, ZIP CHICAGO IL 60607
 N/A ☐ PHONE (312) 648-9800
 FAX (312) 648-4604
 E-MAIL KHORN@KRAHLCONSTRUCTION.COM

ELECTRICAL CONTRACTOR (primary contact) ☐
 CITY OF AURORA
 ELECT. REGISTRATION # _____

BUSINESS NAME TIMM ELECTRIC INC.
 CONTACT NAME THOMAS J. MCGOWN
 ADDRESS 17832 MULS ROAD
 CITY, STATE, ZIP JOULET, IL 60433
 N/A ☐ PHONE (815) 723-4501
 FAX (815) 723-7243
 E-MAIL _____

PLUMBING CONTRACTOR (primary contact) ☐
 CITY OF AURORA
 PLUMBING REGISTRATION # _____

BUSINESS NAME _____
 CONTACT NAME _____
 ADDRESS _____
 CITY, STATE, ZIP _____
 N/A ☐ PHONE () _____ - _____
 FAX () _____ - _____
 E-MAIL _____

CERTIFICATION

This is an application only. Completion of this application does NOT entitle the commencement of construction. I, (the applicant) agree to conform to all applicable laws of the City of Aurora. I also agree that all work performed will be in accordance with the plans and specifications as set forth in the approved permit. I understand that the approval of this application and issuance of a permit does not obviate the need to comply with all applicable laws and ordinances. I agree to hold harmless and indemnify the City of Aurora for any claim against the City as the result of any act of commission or omission by or on behalf of the undersigned, his/her agent, principle, contractor, subcontractor or supplier. I the undersigned am the Owner or a duly contracted representative of the owner of said property.

CONTRACTOR KRAHL CONSTRUCTION
 (PRINT)

CONTRACTOR Kevin J Horn
 (SIGNATURE)

OR

OWNER _____
 (PRINT)

OWNER _____
 (SIGNATURE)

MECHANICAL CONTRACTOR (primary contact) ☐
 CITY OF AURORA
 HVAC REGISTRATION # _____

BUSINESS NAME _____
 CONTACT NAME _____
 ADDRESS _____
 CITY, STATE, ZIP _____
 N/A ☐ PHONE () _____ - _____
 FAX () _____ - _____
 E-MAIL _____

NOTE: MASS GRADING AND WORK IN THE PUBLIC RIGHT OF WAY MUST BE PERMITTED SEPERATELY.

Address _____

Application # _____

BUILDING INFORMATION

Dumpster ☐ NO ☒ YES Comply with all applicable dumping and hauling regulations.
 Construction Trailer ☐ NO ☒ YES Provide Porta-Toilets in quantities prescribed by State of Illinois Plumbing Code
 Const. / Sales Trailer ☐ NO ☒ YES Sales Trailers need to be accessible to the public. Provide ramps, railings and paved HC spaces.
 Sales Tent ☐ NO ☒ YES Tents need to be fire retardant, provide a copy of the certification of fire resistance.

BUILDING AREA

[FOR NEW AREA - PERMIT FEES ARE A FUNCTION OF SQUARE FOOTAGE]

SF PRINCIPAL-NEW / ADDITION 22,000 SF
 SF MEZZANINE _____ SF
 SF PRINCIPAL-REMODELED _____ SF
 SF ACCESSORY _____ SF
 SF BASEMENT / CRAWL _____ SF
 TOTAL 22,000 SF **2288**

BUILDING COST

[FOR REMODEL - PERMIT FEES ARE A FUNCTION OF CONSTRUCTION \$]

PRINCIPAL NEW / ADD \$ 4,000,000.00
 REMODELED \$ _____
 ACCESSORY \$ _____
 BASEMENT / CRAWL \$ _____
 TOTAL \$ 1400

ELECTRICAL INFORMATION

ELECTRICAL WORK? ☐ NO ☒ YES
 ELECTRIC SERVICE SIZE 100 AMPS ☐ EXIST ☐ NEW
 # OF SETS OF SERVICE CONDUCTORS _____
 SIZES OF SERVICE CONDUCTORS _____

MECHANICAL INFORMATION

MECHANICAL WORK? ☐ NO ☒ YES
 MECHANICAL DUCT WORK ☐ EXIST ☐ NEW
 TYPE HVAC ☐ RTU ☐ SPLIT SYST ☐ UNIT HTRS
 # BTU'S _____ ☐ A/C ☐ BOILER ☐ EXHAUST

WRITTEN DESCRIPTION OF CONSTRUCTION WORK

Set up of New Temporary Construction Trailer. 36' X 8'
 DEC - JUNE 2007

APPLICATION REQUIREMENTS FOR COMMERCIAL ACCESSORY STRUCT

Applicable Building codes are as follows (City of Aurora - Building Code and Electrical Code Amendments also apply):
2000 INTERNATIONAL BUILDING CODE and the following:

2000 International Fire Code

2000 International Plumbing Code

Illinois State Plumbing Code

2000 International Mechanical Code

1999 National Electric Code

Illinois Accessibility Code

The following items shall constitute a complete building permit submittal. Upon submittal acceptance, a permit application number shall be issued to the applicant all future contact with the Building and Permits Division will require this number. At time of submittal one project contact, shall be identified by the applicant (please check the appropriate party as the "primary contact" on the application form). All correspondence between City of Aurora Division of Building and Permits and the applicant will be directed to this individual.

SUBMITTALS TO THE BUILDING AND PERMITS DIVISION ARE INDICATED BELOW. COLLATE YOUR SUBMITTAL INTO THREE SETS (B, C & D).**A. Completed Permit application.****B. Three (3) copies of architectural site plan or civil engineering drawings indicating: all lot lines, building setbacks, existing structures, parking layout, curb cuts, light pole details, grading plan, utility plans and all fire hydrants within 500' of any property line. (For Zoning, Fire Prevention, and accessibility reviews). Include a Plat of survey and legal description on all parcels, which have not been issued street addresses.**

1. Complete Electrical plans with balanced panel schedules, load calculations, and one-line service diagrams indicating all components and sizes.
2. Provide details of Accessible ramps, guardrails, handrails and parking spaces and signage if a Sales Trailer.

SUBMITTALS INDEPENDENT OF THE BUILDING AND PERMITS DIVISION ARE INDICATED BELOW (WITH A ☐ - CHECK BOX)

- ☐ If doing any mass grading work or work in the Public Right of Way; Submit two (2) complete sets of civil engineering drawings to the City of Aurora Engineering Department, 44 E. Downer Place. Attention Pete Haurykiewicz, (630)-844-3620. No building permits will be issued without City of Aurora Engineering Department approval and Engineering Department issued street address.
- ☐ Obtain sanitary connection permit and yellow card from Fox Metro Water Reclamation District; Engineering (630) 301-6882. Return this to the City of Aurora Building and Permits for attachment to permit application.
- ☐ If dumpster is placed on public sidewalk or on any public street or right of way, you must obtain a letter of approval from Randy Risvold from Neighborhood Standards. He may be reached at (630) 897-4589.

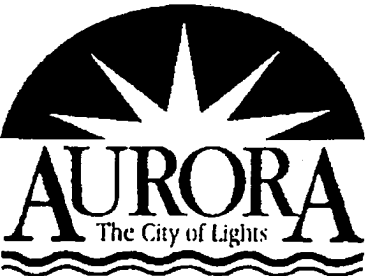
Note: All Signage requires separate permitting though the Building and Permits Division.

Work in Public Right of Way requires separate permitting though City of Aurora Engineering.

Review times for complete application with identified City of Aurora registered contractors and complete construction documents are approximately 1 week. For any questions please feel free to contact the City of Aurora Building and Permits Division. (630) 892-8088.

C-BU
06.3529

SIGN - SIGNAGE APPLICATION FORM

FOR OFFICIAL USE ONLY	TOTAL FEE <u>148.00</u>	 AURORA The City of Lights DIVISION OF BUILDING & PERMITS 65 S WATER ST AURORA, ILLINOIS 60505
PERMIT APPLICATION NO. <u>07-746</u>	Number of Signs (inc. each side) _____ x \$74 = _____	
SUBMITTED <u>3/22/07</u>	Total of S.F. in excess of 50 S.F. (ea. sign evaluated individually)	
NOTIFIED <u>4/3/07</u>	_____ x \$0.31 = _____	
ZONING <u>PDD</u> <u>Ann 4/2</u>	WEB www.AURORA-il.org FAX (630) 892-8112 TELEPHONE (630) 892-8088	

LAND / PARCEL INFORMATION

PROPERTY ADDRESS <u>240 N. OAKHURST DRIVE</u>	PARCEL # LOT # <u>07-20-302-081</u>
SUBDIVISION	UNIT / PHASE #
COUNTY <input type="checkbox"/> KANE <input type="checkbox"/> DuPAGE <input type="checkbox"/> TOWNSHIP 11 12 04 TOWNSHIP SECTION # <u>20</u>	
(CHECK ONE) <input type="checkbox"/> KENDALL <input type="checkbox"/> WILL (CIRCLE ONE) 14 <u>15 07</u>	
(Call tax assessor's office with questions)	03 01 BLOCK # (if known) <u>362</u> LOT# (if known) <u>081</u>
PROPERTY OWNER & Contact Name <u>GEMINI OFFICE DEVELOPMENT</u>	TENANT & Contact Name <u>UNKNOWN AT THIS TIME</u>
OWNER'S ADDRESS <u>ONE SOUTH WACKER DR #400</u> <u>CHICAGO IL 60606</u>	ADDRESS _____
PHONE # <u>(630) 963-8184</u>	PHONE # () _____
FAX # <u>(630) 963-4475</u>	FAX # () _____
E-MAIL <u>TWLEHMAN@AMERIATECH.NET</u>	E-MAIL _____

ZONING INFORMATION

Zoning (CHECK ONE)	<input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3
Classification	<input type="checkbox"/> R-4 <input type="checkbox"/> R-4A <input type="checkbox"/> R-5 <input type="checkbox"/> R-5A
	<input type="checkbox"/> B-1 <input type="checkbox"/> B-2 <input type="checkbox"/> B-3 <input type="checkbox"/> B-B
<input type="checkbox"/> SPECIAL USE (CHECK IF APPLICABLE)	<input type="checkbox"/> M-1 <input type="checkbox"/> M-2
	<input type="checkbox"/> O <input type="checkbox"/> ORI <input type="checkbox"/> RD <input checked="" type="checkbox"/> PDD
	<input type="checkbox"/> DC <input type="checkbox"/> DF C.O.A. Required

SUBMITTAL REQUIREMENTS

<input checked="" type="checkbox"/> DIMENSIONED SIGNAGE DRAWINGS
<input checked="" type="checkbox"/> PLOT PLAN W/ SETBACKS DIMENSIONS OR
<input type="checkbox"/> DIMENSIONED BUILDING ELEVATIONS

SIGNAGE INFORMATION

VERBIAGE ON SIGN <u>NOT KNOWN AT THIS TIME -</u> <u>TENANT IS NOT DETERMINED</u>
--

Cost of Electrical Work	\$ <u>5000</u>
Cost of Signage Work	\$ <u>4500</u>
SIGN - Permit Application	

SIGNAGE INFORMATION

<input type="checkbox"/> WALL SIGN (sgnw)	
SIGN DIMENSIONS	
WIDTH _____ HEIGHT _____ AREA _____ SF	
SIZE OF BUILDING FAÇADE	
WIDTH _____ HEIGHT _____ AREA _____ SF	
CUMULATIVE DIMENSIONS of existing SIGNAGE	
WIDTH _____ HEIGHT _____ AREA _____ SF	
<input checked="" type="checkbox"/> SITE SIGN (MONUMENT & POLE) (sgns)	
SIGN DIMENSIONS	
WIDTH <u>12'0"</u> HEIGHT <u>4'1 3/4"</u> AREA <u>44</u> SF	
BASE OR POLE	OVERALL
HEIGHT <u>NA</u>	HEIGHT <u>3'11 3/4"</u>
SMALLEST SETBACK DISTANCE <u>30'</u>	
NUMBER OF SIDES TO SIGN <u>2</u>	

Address 240 N. DAKOTA DRIVE

Application # _____

CONTRACTOR REGISTRATION INFORMATION**SIGNAGE CONTRACTOR** (Check primary contact) ☐

CITY OF AURORA

G.C. REGISTRATION # 06-13969BUSINESS NAME Grahl ConstCONTACT NAME ScottADDRESS Cell - 312-735-6397

CITY, STATE ZIP _____

N/A ☐

PHONE () _____

FAX () _____

E-MAIL _____

ELECTRICAL CONTRACTOR (primary contact) ☐

CITY OF AURORA

ELECT. REGISTRATION # 06-0003600BUSINESS NAME TIMM ELECTRICCONTACT NAME TOM MCGRAW JRADDRESS 17837 MILLS RDCITY, STATE ZIP JOLIET IL 60433N/A ☐PHONE (815) 723-4501FAX (815) 723-7243

E-MAIL _____

PLUMBING CONTRACTOR (primary contact) ☐

CITY OF AURORA

PLUMBING REGISTRATION # _____

BUSINESS NAME _____

CONTACT NAME _____

ADDRESS _____

CITY, STATE ZIP _____

N/A ☐

PHONE () _____

FAX () _____

E-MAIL _____

CERTIFICATION

This is an application only. Completion of this application does Not entitle the commencement of construction. I, the applicant agrees to conform to all applicable laws of the City of Aurora. I also agree that all work performed will be in accordance with the plans and specifications as set forth in the approved permit. I understand that the approval of this application and issuance of a permit does not obviate the need to comply with all applicable laws and ordinances. I agree to hold harmless and indemnify the City of Aurora for any claim against the City as the result of any act of commission or omission by or on behalf of the undersigned, his/her agent, principle, contractor, subcontractor or supplier. I the undersigned am the Owner or a duly contracted representative of the owner of said property.

CONTRACTOR

KEATH Construction
(PRINT)

CONTRACTOR

Scott
(SIGNATURE)

OR

OWNER

(PRINT)

OWNER

(SIGNATURE)

MECHANICAL CONTRACTOR (primary contact) ☐

CITY OF AURORA

HVAC REGISTRATION # _____

BUSINESS NAME _____

CONTACT NAME _____

ADDRESS _____

CITY, STATE ZIP _____

N/A ☐

PHONE () _____

FAX () _____

E-MAIL _____



LOMBARD
ARCHITECTURAL PRECAST
PRODUCTS CO.

4245 W. 123rd STREET
ALSIP, ILLINOIS 60803
PHONE (708) 389-1060

PROJECT

GEMINI OUTPATIENT FACILITY
GEMINI OFFICE DEVELOPMENT
AURORA, ILLINOIS

CONTRACTOR

KRAHL CONSTRUCTION

ARCHITECT

JENSEN & HALSTEAD LTD

JOB USE: 2-8-07

JOB NO.

6037

SHEET NO.

E1.3 OF

#0624

[illegible]

**DIETZ
ENGINEERING, INC.**
190 GARDNER AVE., #9
BURLINGTON, WI 53105
TEL 262-763-4402
FAX 262-763-4492

DRWN DATE
JDD 12-15-06

CHKD	DATE
RTD	12-15-06

JOB NO.

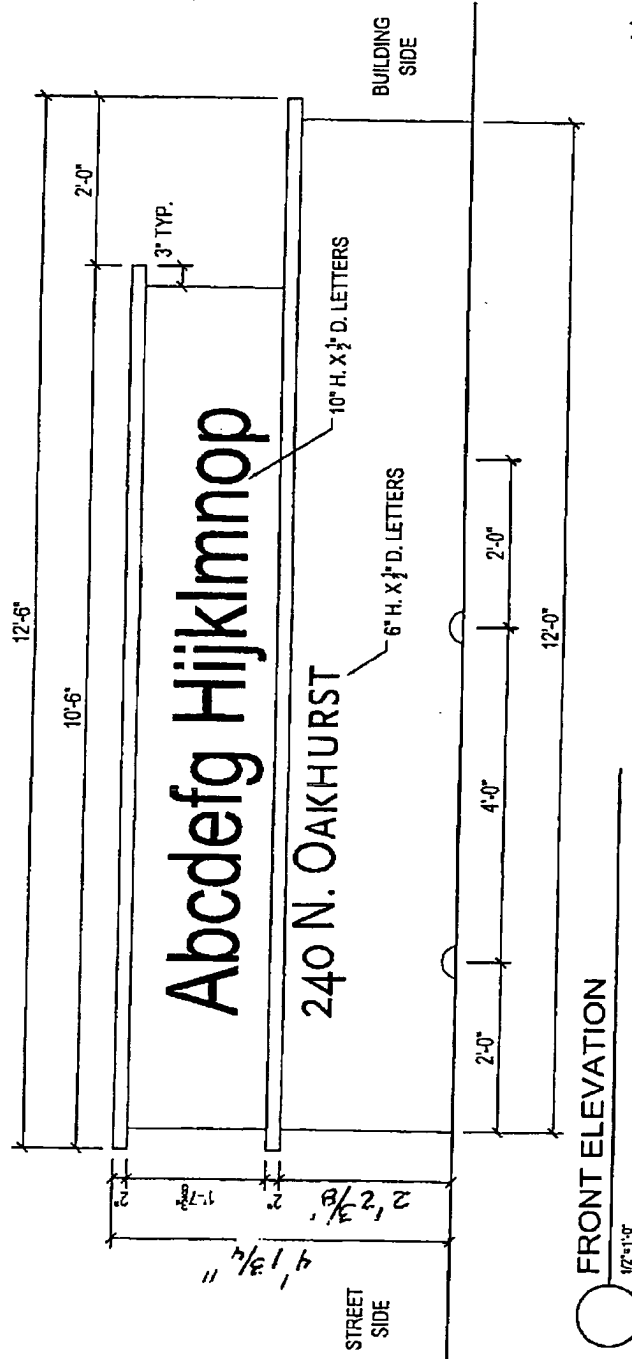
6037

SHEET NO.

E1.3 OF

#0624

SIGNAGE SQUARE FOOTAGE
IS 44 S.F.



FOOTING TO BE CONCRETE 13' LONG X 2' WIDE
36" BELOW GRADE

ALL SIGNAGE LETTERING BY OWNER. THIS ILLUSTRATES
SIZE AND LOCATION. TENANT NOT COMPLETED AT THIS TIME.

07.-1982. ALRM240 N OAKHURST DR
GEMINI OFFICE
GEMINI OFFICE DEVELOPMENT**ALRM - COMMERCIAL FII**

FOR OFFICIAL USE ONLY

TOTAL FEE

PERMIT APPLICATION NO

SUBMITTED

NOTIFIED

ZONING

BLDG
PLRVWEB www.AURORA-il.org
FAX (630) 892-8112
TELEPHONE (630) 892-8088DIVISION OF BUILDING & PERMITS
65 WATER STREET
AURORA, ILLINOIS 60505**LAND / PARCEL INFORMATION**

PROPERTY

ADDRESS 240 N. OAKHURST DR - AURORA, IL. 60504IS THIS WORK ASSOCIATED WITH OTHER CONSTRUCTION? ☒ YES ☐ NOIF YOU ANSWERED YES, PLEASE PROVIDE BUILDING PERMIT NUMBER 06-00003529COUNTY ☒ KANE ☒ DUPAGE TOWNSHIP 11 12 04 TOWNSHIP SECTION #SECTION 20 TOWNSHIP 38 N. RANGE 9
(CHECK ONE) ☐ KENDALL ☐ WILL (CIRCLE ONE) 14 15 07

(Call tax assessor's office with questions)

03 01 BLOCK # (if known) _____ LOT# (if known) 2PROPERTY OWNER & GEMINI OFFICE DEVEL.Contact Name THOMAS LEHMAN

TENANT &

Contact Name SNIDEOWNERS ADDRESS 120 WILKINSON SUITE 900

ADDRESS _____

PHONE # (630) 963-8184
FAX # (630) 963-4475
E-MAIL THLEHMAN@GEMINITECH.NETPHONE # () _____
FAX # () _____
E-MAIL _____**ZONING INFORMATION
OCCUPANCY CLASSIFICATION**Existing Use / Occupancy VACANT PDDProposed Use / Occupancy MEDICAL OFFICE BLDG.

Check all Occupancy Classifications that apply below.

Assembly	<input type="checkbox"/> A-1	<input type="checkbox"/> A-2	<input type="checkbox"/> A-3	<input type="checkbox"/> A-4	<input type="checkbox"/> A-5
Business, Education, Factory	<input checked="" type="checkbox"/> B	<input type="checkbox"/> E		<input type="checkbox"/> F-1	<input type="checkbox"/> F-2
Hazardous	<input type="checkbox"/> H-1	<input type="checkbox"/> H-2	<input type="checkbox"/> H-3	<input type="checkbox"/> H-4	<input type="checkbox"/> H-5
Institutional	<input type="checkbox"/> I-1	<input type="checkbox"/> I-2	<input type="checkbox"/> I-3	<input type="checkbox"/> I-4	<input type="checkbox"/> I-5
Mercantile, Residential	<input type="checkbox"/> M		<input type="checkbox"/> R-1	<input type="checkbox"/> R-2	
Storage, Utility	<input type="checkbox"/> S-1	<input type="checkbox"/> S-2	<input type="checkbox"/> U		

PROPOSED WORK

New Alarm System ☐

Existing System: adding devices? ☐

Change of Monitoring? ☐

White Envelope Alarm? ☐

Other _____ ☐

TOTAL COST OF IMPROVEMENTS \$ 37,000

[FOR ALARMS -PERMIT FEES ARE A FUNCTION OF CONSTRUCTION \$]



07.-1982. ALRM
240 N OAKHURST DR
GEMINI OFFICE
GEMINI OFFICE DEVELOPMENT **R2**

Date: 5/31/07

Transmittal

To: Aurora Building Dept.
65 Water St.
Aurora, IL. 60505

From: KEN GROSSINGER
CAD Dept
CES

Attn: Mike Buenger

Phone: 815/741-3333

Cc: Mike Gilson

Fax #: 815/741-3345

Re. Re-Submittal Drawings per Review Comments 5/24/07

Job: Gemini Outpatient Facility - #61205

Enclosed please find THREE (3) sets of drawings for fire alarm systems re-submittal purposes.

If you have any questions please don't hesitate to give us a call.

From: KEN GROSSINGER Received by:

CES 2447 Reeves Road Joliet, IL 60436 815.741.3333 Fax: 815.741.3345
www.cesaleco.com

000085

NA20/3-06.390-FPN - GEMINI OFFICE DEVELOPMENT - FINAL PLAN ON 3.24 ACRES FOR A 21,777 SQ FT MEDICAL OFFICE BLDG ON LOT 2 OF THE PDA RESUBDIVISION LOCATED NEAR THE SWC OAKHURST AND NEW YORK (Ward 10- JR/JHS)

Parcel Number07-20-302-081

Size3.24 acres

Street Frontage416 feet, along N. Oakhurst Drive

Current ZoningPDD Planned Development District

Contiguous Zoning.....North: PDD (S) Planned Development District
South: PDD Planned Development District
East: PDD Planned Development District
West: PDD Planned Development District

Contiguous Land UsesNorth: Vacant
South: Residential
East: Residential
West: Commercial

Comp Plan Designation.....Commercial

CHARACTER OF THE AREA

The Subject Property is located near the SWC of Oakhurst Drive and New York Street and at the time of Final Plan approval was utilized as Vacant Land. The property to the north is currently vacant, but is going to be developed as a gas station with car wash. To the south is a residential townhome development. East of the subject property is a residential apartment development. Adjacent to the property on the west side the land is used as a Dominick's.

DEVELOPMENT PROPOSAL

The GEMINI OFFICE DEVELOPMENT proposed a Final Plan on 3.24 acres for a 21,750 square foot medical office building, on Lot 2 of the PDA Resubdivision of Fox Valley East Region II Unit No. 52 – Oakhurst 1st Resubdivision, located near the SWC of Oakhurst Drive and New York Street. The proposal consisted of a medical office building and 71 parking spaces. The site is proposed to be landscaped pursuant to our current standards including some additional landscaping to the existing berm to screen the adjacent townhome development to the south. The stormwater detention for the site has been provided in the stormwater facility directly to the west of the proposed building.

HISTORY

This Final Plan petition was referred by the City Council to the Planning Division on August 1, 2006.

The property was annexed on July 27, 1973 by Ordinance Number O73-4326 pursuant to an Annexation Agreement approved by the City of Aurora on July 27, 1973 by Ordinance Number O73-4315. An Amendment and Restatement of the Principal Annexation Agreement O93-123 approved on December 7, 1993. There were public hearings required for both the 1973 and the 1993 Annexation Agreement actions.

The Final Plan was reviewed as to the substantial conformance with the preliminary plat, which was approved by the City Council on May 27, 1997 by Resolution Number R97-203; with the Plan Description B-1 Business District – Local Retail, Permitted Uses, section 12.2-1.34. “Offices, business and professional, including medical clinics”; and the Schedule of parking requirements section 10.6-10 “For medical or dental clinics – three (3) parking spaces per doctor engaged at clinic, plus one space for each two (2) regular employees including nurses”.

At the time of Final Plan approval the property was undeveloped and legally known as Lot 2 of the PDA Resubdivision of Fox Valley East Region II Unit No. 52 – Oakhurst 1st Resubdivision approved by the City of Aurora as Resolution Number PDFNL02-027 on May 16, 2002.

**1973 ANNEXATION &
PLAN DEVELOPMENT
ORDINANCES**

ORDINANCE NUMBER 4315

ORDINANCE PROVIDING FOR THE EXECUTION
OF AN ANNEXATION AGREEMENT WITH
THE OWNERS OF RECORD OF TERRITORY
WHICH MAY BE ANNEXED TO THE CITY OF AURORA

WHEREAS, a proposed Principal Annexation Agreement ("Principal Annexation Agreement") in the form of Exhibit A hereto has been duly submitted to the Corporate Authorities of the City of Aurora with the request that all required hearings be held thereon, and requesting annexation to the City of Aurora of certain territory therein described, subject to the terms and conditions of said Annexation Agreement, pursuant to Chapter 24, Article 11-15.1-1 et seq. Illinois Revised Statutes (1972 Supp.); and

WHEREAS, the Corporate Authorities of the City of Aurora caused a notice to be prepared describing in general the terms and conditions of the proposed Principal Annexation Agreement and stating the time and place of a public hearing to consider the proposed Principal Annexation Agreement; and

WHEREAS, such notice of the public hearing was duly published not less than 15 nor more than 30 days prior to the hearing, in a newspaper of general circulation in the City of Aurora; and

WHEREAS, the City Council held a public hearing in the City upon the proposed Principal Annexation Agreement as specified in such notice; and

WHEREAS, the Aurora Plan Commission has held a public hearing on an Application for Establishment of Fox Valley East Planned Development District and for Related Zoning Amendments, Classifications, Exceptions and Variations (hereinafter called the "Application") after due publication of notice of such hearing and has submitted findings of fact and a Recommendation to the City Council of the City of Aurora to approve the Application, as submitted, subject, however, to the condition that certain amendments to the Plan Description be made prior to approval by the City Council, all in accordance with Aurora City Ordinance No. 3100; and

WHEREAS, the amendments to the Plan Description recommended by the Aurora Plan Commission and certain additional amendments deemed appropriate by the City Council have been incorporated in the Plan Description which is Exhibit A to the Principal Annexation Agreement; and

WHEREAS, all public hearings and other action required to be held or taken prior to the adoption and execution of the Principal Annexation Agreement in order to make the same effective have been held or taken, including all hearings and action required in connection with amendments to and classifications, exceptions, variations, modifications and special uses under the Zoning Ordinance and modifications and exceptions from the Subdivision Control Ordinance, such public hearings and other action having been held pursuant to notice as required by law and in accordance with all requirements of law; and

WHEREAS, the City of Aurora has given appropriate notice to each and every Fire Protection District or Library District and every other district all as provided for and as required by Chapter 24, Article 7-1-1, Illinois Revised Statutes (1972 Supp.); and

WHEREAS, no Library Districts are within the boundaries of the territory to be annexed; and

WHEREAS, the corporate authorities, after due investigation and consideration, and following the aforesaid public hearings, have determined that entering into the Principal Annexation Agreement in the form of Exhibit A hereto will serve the public good and benefit the City of Aurora and be compatible with the future development of the City of Aurora; and

WHEREAS, expenditures provided for in the Principal Annexation Agreement were not contemplated at the time of adoption of the annual appropriation pursuant to Section 2-21 of the Code of Ordinances of the City of Aurora (the "Appropriation Ordinance") and it is within the best interests of the City of Aurora that any obligation for expenditures contained in the Principal Annexation Agreement be considered as an exception to the Appropriation Ordinance pursuant to Section 6 of Article VII of the Constitution of the State of Illinois; and

WHEREAS, this ordinance with Exhibit A hereto, in its present form, has been on file with the City Clerk of the City of Aurora for public inspection for at least one week;

NOW, THEREFORE, BE IT ORDAINED, by the City Council
of the City of Aurora, Illinois as follows:

Section 1: That the Mayor and City Council hereby
find as facts all of the recitals in the Preambles of this Ordinance,
as well as the Preambles contained in the Principal Annexation
Agreement in the form of Exhibit A hereto.

Section 2: That the Principal Annexation Agreement
in the form of Exhibit A hereto and incorporated in and made part
of this Ordinance is hereby approved and the Mayor of the City
of Aurora is hereby authorized and directed to execute such Principal
Annexation Agreement on behalf of the City and the City Clerk
is hereby authorized and directed to attest the Mayor's signature
and affix the corporate seal of the City thereto.

Section 3: That such number of duplicate originals
of each Principal Annexation Agreement may be executed as the
Mayor shall determine.

Section 4: That pursuant to Section 6 of Article
VII of the Constitution of the State of Illinois, any limitation
contained in Article 8-2-9 of the Illinois Municipal Code and
any limitation contained in the Appropriation Ordinance shall
not be applicable to this Ordinance or to the Principal Annexation
Agreement.

Section 5: That this Ordinance is adopted pursuant
to procedures set forth in Chapter 24 of the Illinois Revised
Statutes (1972 Supp.) (the "Illinois Municipal Code"), provided

however, any limitation in the Illinois Municipal Code in conflict with this Ordinance or in conflict with the provisions of the Principal Annexation Agreement in the form of Exhibit A hereto shall not be applicable pursuant to Section 6 of Article VII of the Constitution of the State of Illinois.

Section 6: That this Ordinance shall take effect and be in full force and effect upon and after its passage, approval and publication in pamphlet form as required by law.

PASSED by the City Council of the City of Aurora, Illinois this 17th day of July, 1973 by a roll call vote as follows:

Ayes
5

Nays
0

Not Voting
0

~~SIGNED~~ by the Mayor of the City of Aurora, Illinois, this 17th day of July, 1973.

ATTEST:

Elizabeth F. Prekiewicz
City Clerk

Mayor
Mayor

ORDINANCE NUMBER 4330

AN ORDINANCE ESTABLISHING A PLANNED
DEVELOPMENT DISTRICT AND APPROVING
A PLAN DESCRIPTION

WHEREAS, in accordance with Subsection 14.7 and Section 15 of Ordinance No. 3100 (hereinafter called the "Zoning Ordinance") of the City of Aurora, Illinois (hereinafter called the "City"), an application (hereinafter called the "Application") for a zoning amendment establishing certain property, upon its annexation to the City, as a planned development district was heretofore duly filed with the City Clerk by Urban Investment and Development Co., a Delaware corporation (hereinafter called "Urban"), the duly authorized agent for the purpose of filing and presenting the Application, of the owners of record of said property; and

WHEREAS, in accordance with Subsection 14.7 of the Zoning Ordinance, the Application was accompanied, as Exhibit A to the Application, by a plan description which contained the information required by the Zoning Ordinance and also requested amendments to and classifications, modifications and exceptions under the Zoning Ordinance and requested modifications to and exceptions from City Ordinance No. 3446 (hereinafter called the "Subdivision Control Ordinance"), all as set forth in such plan description; and

WHEREAS, notice of the Application was given to the Kane-DuPage Soil and Water Conservation District in accordance with Chapter 5, Section 127.2(a) of Illinois Revised Statutes (1973 Supp.); and

WHEREAS, the Application was forwarded to the City Plan Commission in accordance with the provisions of Subsection 14.7 and Section 15 of the Zoning Ordinance; and

WHEREAS, the City Plan Commission held public hearings on the Application pursuant to notices duly published and mailed as required by law and the provisions of the Zoning Ordinance; and

WHEREAS, the City Plan Commission has submitted to the City Council of the City (hereinafter called the "City Council") its written report on the Application (hereinafter called the "Plan Commission Report"), containing findings of fact and the City Plan Commission's recommendations with respect to the Application; and

WHEREAS, the original Plan Commission Report is on file in the office of the City Clerk; and

WHEREAS, the Plan Commission Report contains a favorable recommendation with respect to the requests made in the Application, but recommends that, prior to the approval of the Application by the City Council, and as a condition to such approval, certain changes and modifications be made in the plan description which was attached as Exhibit A to the Application; and

WHEREAS, attached hereto and made a part hereof as Exhibit A is a plan description for the proposed planned development district (hereinafter called the "Plan Description")

which Plan Description has, with the approval and acceptance of Urban, the duly authorized agent, for such purpose, of the owners of record of the property described in Part Two of Exhibit A to the Application, been modified from the form in which it was originally submitted to the City Clerk (i) to incorporate the recommendations contained in the Plan Commission Report, (ii) to incorporate certain additional changes deemed desirable by the City Council and (iii) to delete, in accordance with the right requested in the Application and approved in the Plan Commission Report, one parcel of property from the property legally described in Part Two thereof, such deleted parcel being described in Exhibit B, attached hereto and made a part hereof; and

WHEREAS, the property legally described in Part Two of the Plan Description (hereinafter called the "District") has been duly and validly annexed to the City; and

WHEREAS, the District includes more than two hundred (200) acres of contiguous property; and

WHEREAS, the City Council, after due investigation and consideration, has determined that the classification and establishment of the District as a planned development district and the approval of the Plan Description will promote the sound planning and development of the City, and therefore serve the best interests of the City;

NOW, THEREFORE BE IT ORDAINED, by the City Council as follows:

SECTION 1. The City Council finds as facts all of the recitals contained in the preambles of this Ordinance.

SECTION 2.. The City Council finds as facts and adopts as its findings the findings of the City Plan Commission set forth in the Plan Commission Report; and

SECTION 3. the Application, subject to the modifications contained in the Plan Description, attached hereto as Exhibit A, is hereby approved.

SECTION 4. In accordance with Subsections 14.7 and Section 15 of the Zoning Ordinance; the District is hereby classified and established as a planned development district, subject to and in accordance with all of the terms and provisions of the Plan Description, and the Zoning Ordinance and the Zoning Map of the City, is hereby amended so to provide.

SECTION 5. All modifications and exceptions under the Zoning Ordinance and all modifications to and exceptions from the Subdivision Control Ordinance, as set forth in the Plan Description, are hereby granted and approved.

SECTION 6. This Ordinance shall be known as Ordinance No. 4330.

SECTION 7. This Ordinance shall take effect and be in full force and effect upon and after its passage, approval and publication in pamphlet form as required by law.

PRESENTED to the City Council of the City of Aurora,
Illinois this 15th day of August, 1973.

PASSED by the City Council of the City of Aurora,
Illinois this 15th day of August, 1973 by a roll
call vote as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Not Voting</u>
5	0	0

SIGNED by the Mayor of the City of Aurora, Illinois,
this 15th day of August, 1973.

ATTEST:

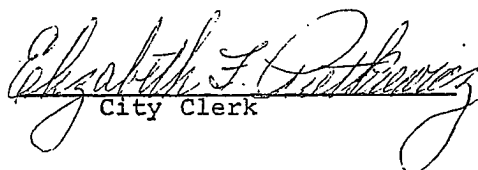
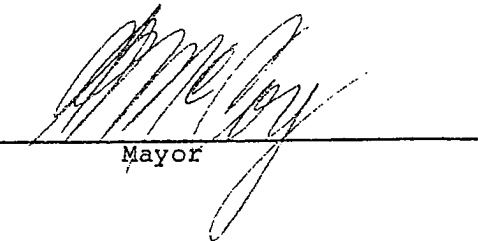
 City Clerk	 Mayor
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EXHIBIT A
TO
ORDINANCE NUMBER 4330

AN ORDINANCE ESTABLISHING A PLANNED
DEVELOPMENT DISTRICT AND APPROVING
A PLAN DESCRIPTION

FOX VALLEY EAST PLANNED DEVELOPMENT DISTRICT

Plan Description

This Plan Description consists of the following Parts:

Part One. A written explanation of the general character of the Proposed Planned Development District divided into the following Sections:

I. General description of the Proposed District.

II. Description of land uses to be included in the Proposed District.

III. Description of the development standards, design criteria and land improvement requirements applicable to the Proposed District.

IV. Description of requested modifications and exceptions from the Aurora Zoning Ordinance and the Aurora Subdivision Control Ordinance.

V. General provisions relating to the Proposed District.

Part Two. A legal description of the property to be included in the Proposed District.

Part Three. The following maps:

I. Map showing the boundaries of the Proposed District and the boundaries of Region I and Region II of the Proposed District.

II. Map showing the existing zoning of the Proposed District and adjacent properties.

III. Map showing existing utilities which will serve the Proposed District.

IV. Topographical map of the Proposed District.

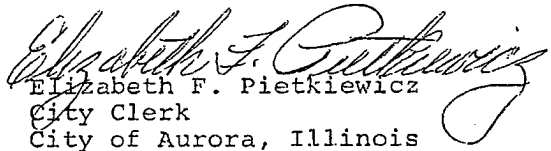
V. Flood plain map of the Proposed District.

VI. Land use plan for the Proposed District.

CITY OF AURORA)
COUNTY OF KANE) ss
STATE OF ILLINOIS)

I, Elizabeth F. Pietkiewicz, City Clerk of the City of Aurora, Illinois do hereby certify that, as such City Clerk I am the Clerk of the City Council of said City and the custodian and keeper of the journal of the proceedings of said Council and of the original ordinances enacted by said Council, and also of the Ordinance record in which the ordinances of said City are recorded or enrolled, and I do hereby further certify that the attached Ordinance with Exhibits "A" and "B" thereto attached published in this pamphlet entitled "Ordinance Number 4330, An Ordinance Establishing A Planned Development District and Approving A Plan Description" is a true and correct copy of an original ordinance of said City which was passed on the 15th day of August, 1973, and signed on the 15th day of August, 1973, which original ordinance is now on file in my office, and that said ordinance was on the 15th day of August, 1973, published in pamphlet form by authority of the City Council of the City of Aurora, Illinois.

In Testimony whereof witness my hand and the corporate seal of the City of Aurora, Illinois, this 15th day of August, 1973.


Elizabeth F. Pietkiewicz
City Clerk
City of Aurora, Illinois